

Stark County Planning and Zoning Commission Minutes

October 31, 2019
3:00 PM

Chairman Dean Franchuk called the meeting of the Stark County Planning and Zoning Commission to order. Chairman Dean Franchuk, Carla Arthaud, Scott Decker, Sue Larsen, Sarah Trustem and Kurt Froelich were present, and absent were Sandra Kuntz, Byron Richard and Daneen Dressler. Also present were County Planner Steve Josephson, Assistant States Attorney Amanda Engelstad and Nicole Roberts of the Auditor's office.

Kurt Froelich moved to approve the minutes with amended changes from the September 26, 2019 meeting. Carla Arthaud seconded. All voted Aye and motion carried.

Chairman Franchuk opened the public hearing for **RZ 12-19 Mark and Dana Kostelecky**. The request is a rezoning from Agriculture to Agricultural Residential on a property located in the S½ of the SW ¼ of Section 34, Township 139, Range 96 containing approximately 19.71 acres.

Chairman Franchuk asked anyone to speak either for or against the zoning change for Mark and Dana Kostelecky. Chairman Franchuk closed the hearing.

Sarah Trustem moved to recommend to the Stark County Board of Commissioners the approval for rezoning from Agriculture to Agricultural Residential on a property located in the S½ of the SW ¼ of Section 34, Township 139, Range 96 containing approximately 19.71 acres following staff recommendations for Mark and Dana Kostelecky.

Scott Decker seconded. Roll call vote. All voted Aye and the motion carried.

STAFF RECOMMENDATION: Approval of the proposed rezoning based upon the following finding:

- The proposed rezoning is consistent with the development pattern in the vicinity.

The request is consistent with the following objectives of the Stark County Comprehensive Plan:

- LAND USE-Strive to protect the agricultural integrity of rural areas; and
- LAND USE-Avoid conflicts between land uses.

Chairman Franchuk opened the public hearing for **ZTA 01-19-** Amendments to Article II: Rules and Regulations, and Article V: Zoning District Regulations of the Stark County Zoning Ordinance as adopted on October 2, 2012 regarding manufactured homes and modular homes.

Chairman Franchuk asked anyone to speak either for or against the Amendments to Article II: Rules and Regulations, and Article V: Zoning District Regulations of the Stark County Zoning Ordinance as adopted on October 2, 2012 regarding manufactured homes and modular homes. Chairman Franchuk closed the hearing.

Carla Arthaud moved to recommend to the Stark County Board of Commissioners the approval for Amendments to Article II: Rules and Regulations, and Article V: Zoning District Regulations of the Stark County Zoning Ordinance as adopted on October 2, 2012 regarding manufactured homes and modular homes.

Sue Larsen seconded. Roll call vote. All voted Aye and the motion carried.

STAFF RECOMMENDATION: Approval of the proposed amendment based upon the following findings.

The proposed amendment is consistent with the following objectives of the Stark County Comprehensive Plan:

- LAND USE- Provide for proper growth management practices; and
- LAND USE-Avoid conflicts between land uses.

The proposed amendment is consistent with the following implementation strategy of the Stark County Comprehensive Plan:

- GOVERNMENTAL- Stark County supports the periodic review of county codes and ordinances to ensure their current relevancy.

County Planner Steve Josephson presented a draft of the Planning and Zoning 2020 meeting schedule.

Sarah Trustem moved to adjourn. Carla Arthaud seconded.